

Plans for the
SITE IMPROVEMENTS TO

MARBLE FARM HOMESTEAD PARK

0 ACTON STREET

MAYNARD, MASSACHUSETTS 01754

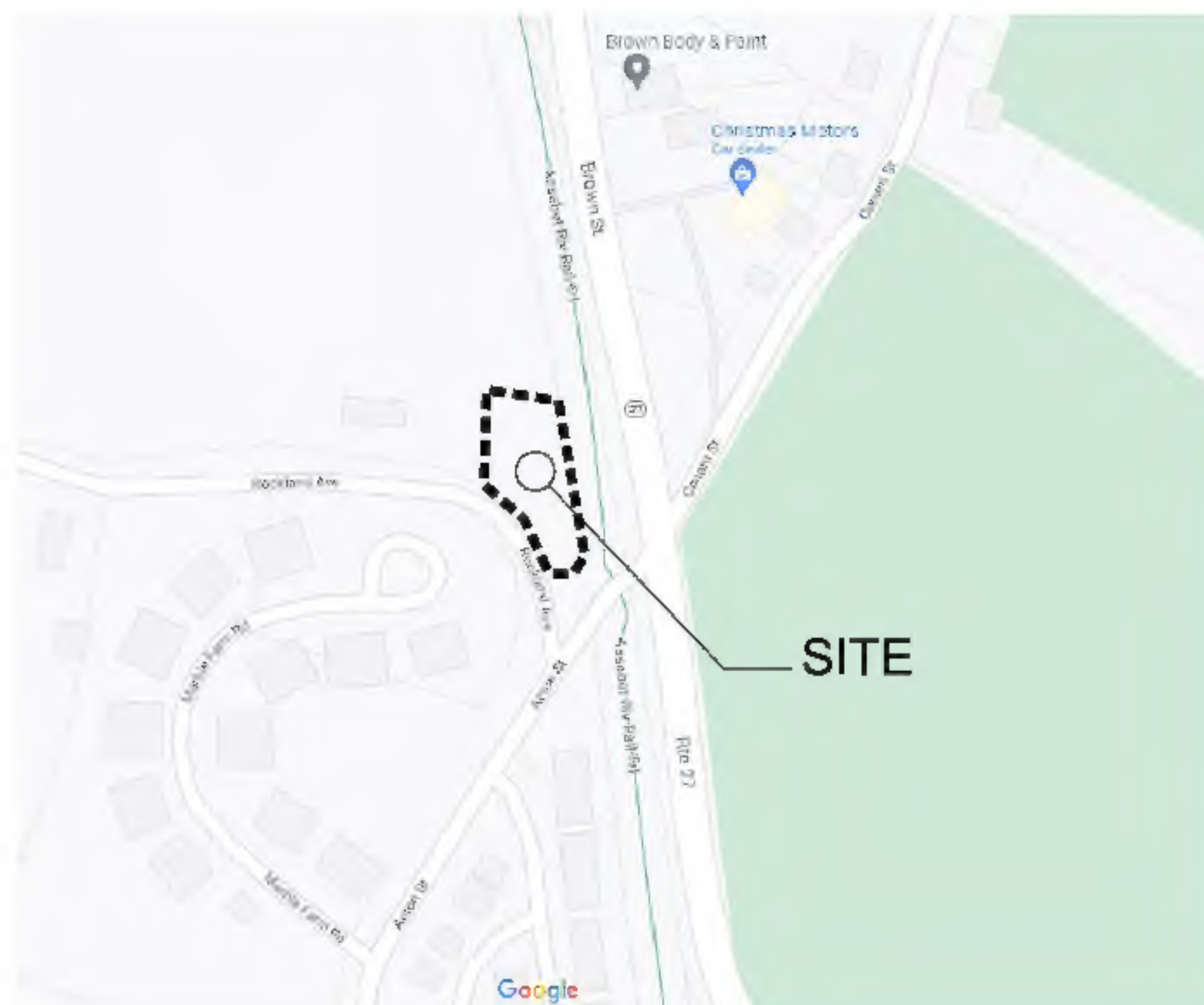
Gregory Johnson, Town Administrator

DEPARTMENT OF PUBLIC WORKS

Justin DeMarco, Director of Public Works

100% CONSTRUCTION DOCUMENTS

LOCUS PLAN:



Prepared by:

CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture
urban design
master planning

March 2022

DRAWING LIST - Project No. 2020

- L0.0 Existing Conditions
- L1.0 Demolition Plan
- L2.0 Materials Plan
- L3.0 Layout Plan - Walls and Edges
- L3.1 Layout Plan - Site Furnishings & Fencing
- L4.0 Grading & Planting Plan
- L5.0 Details - Paving & Edges
- L5.1 Details - Furniture & Fencing



SITE IMPROVEMENTS TO: MARBLE FARM HOMESTEAD PARK

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

DATUM

N.A.V.D OF 1988.

LEGEND:

- N/A NOW OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GC GAS GATE
- G GAS SERVICE (BURIED)
- WG WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99.9 SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

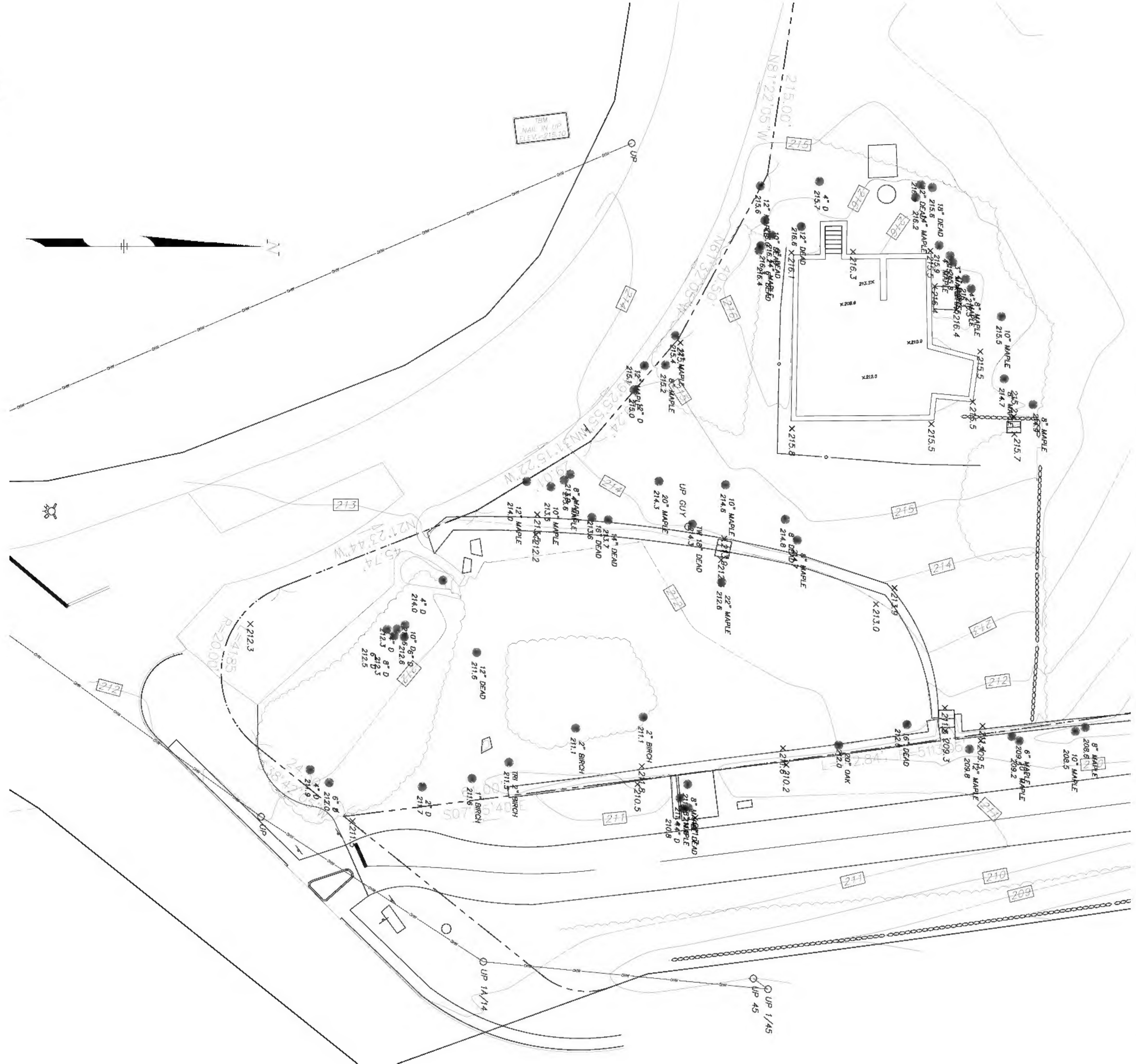
TOPOGRAPHIC
PLAN OF LAND
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: CBA LANDSCAPE ARCHITECTS, LLC
SCALE: 1"=10' AUGUST 31, 2021

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING — PLANNING — SURVEYING



(6870work.dwg) Marble Farm SM-6870



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MARBLE FARM PARK
Maynard, MA
EXISTING CONDITIONS PLAN

DATE: 08-31-2021
SCALE: 1/8" = 1' - 0"
FILE: 2020-0.0-EC.dwg
DWN BY:
CKD BY:
PROJ. #:

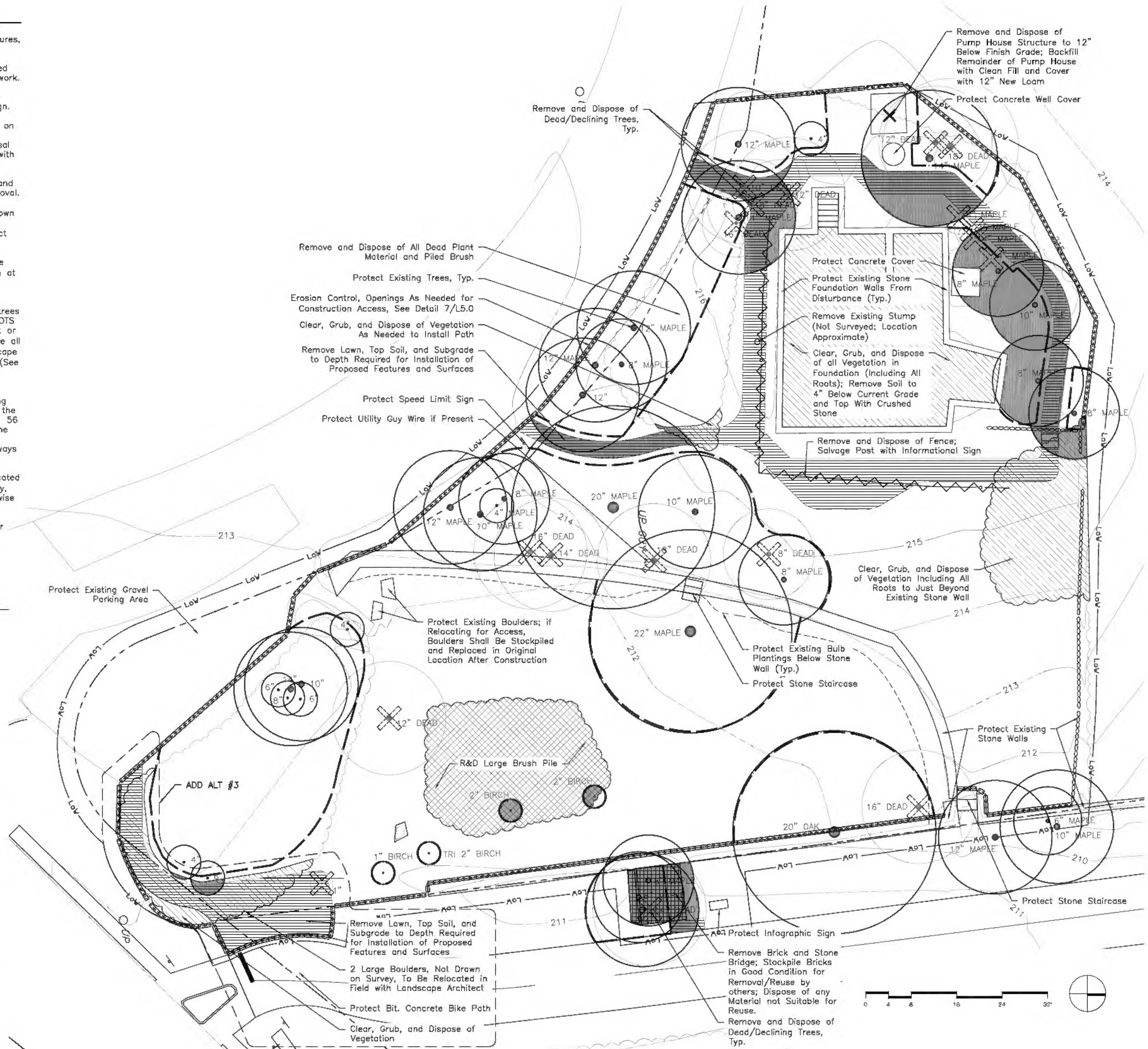
L0.0

DEMOLITION NOTES

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures, prior to starting construction. Call DIG-SAFE.
2. Landscape Contractor shall review items to be removed with Landscape Architect prior to commencement of work.
3. Contractor shall complete all demolition and removals required to complete the intent of the proposed design.
4. The Town of Maynard shall have right of first refusal on all removed materials not indicated for reuse or stockpiling. Contractor is responsible for proper disposal of all refused materials, off-site and in accordance with all applicable regulations.
5. Protect from damage all trees, walls, curbs, paving, and any other site feature that is not designated for removal.
6. All trees marked for protection are to be pruned (Crown Cleaning only) by a Massachusetts Certified Arborist. Review all pruning in the field with Landscape Architect before beginning.
7. Any damaged item not scheduled for removal shall be restored by the Contractor to the Owner's satisfaction at no extra charge.
8. ALL REMOVALS AND ALL EXCAVATIONS outside Tree Protection Fencing but within the dripline of existing trees shall be HAND WORK or AIR SPADE ONLY. Cut NO ROOTS without the express permission of Landscape Architect or Owner's Representative. Provide 48 hours notice before all such work in "Hand Work Only" areas to allow Landscape Architect or Owner's Representative to observe work. (See Specifications 01 57 00.
9. Temporary fencing with construction signage shall be installed around the perimeter of the work and staging areas to secure project site and notify the public of the closure for construction; see Specification sections 01 56 00 and 10 14 00. The Temporary Fencing shall be the minimum necessary to enclose the work and staging unless otherwise directed in the field. All public pathways outside the indicated fencing shall remain open.
10. All furnishings, pavements, fixtures and plantings indicated as "Remove and Dispose" shall be removed completely, including footing, subbase, or stump except as otherwise directed or approved by Landscape Architect.
11. See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

LEGEND

- | | |
|------|--|
| | Property Line |
| | LoW Limit of Work |
| | Erosion Control |
| | Remove and Dispose of Fence |
| | Approximate Location of Tree Protection (See Detail 8/L5.0) |
| | Hand Dig in Critical Root Zone |
| | Clear, Grub, and Dispose of Vegetation (See 31 31 19) |
| | Remove and Dispose of Large Brush Pile |
| | Remove Brick and Stone Bridge; Stockpile Bricks in Good Condition for Removal/Reuse by Others; Dispose of Any Material Not Suitable for Reuse. |
| | Remove Lawn, Top Soil, and Subgrade to Depth Required for Installation of Proposed Features and Surfaces |
| Typ. | Typical |
| | Remove and Dispose of Object and Footing |
| | Protect and Prune Existing Tree |
| | Remove and Dispose of Tree and Grind Stump |



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MARBLE FARM PARK

Maynard, MA

DEMOLITION PLAN

DATE: 03-09-2022
SCALE: 1/8" = 1' - 0"
FILE: 2020-1.0-Demo.dwg
DWN BY: JAW
CKD BY: DJC
PROJ. #: 2020



L1.0

MATERIALS NOTES

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work (Call 1-800-Dig-Safe). The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.
4. The Landscape Contractor shall secure the perimeter of the project work areas, and provide all required temporary barriers and pedestrian safety measures, as outlined in Section 01 56 00.
5. See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

ADD ALTERNATES

- ADD ALTERNATE #1:
- Add Interpretive Sign at Upper Walkway.

Deduct Relocate Salvaged Interpretive Sign & Post.
- ADD ALTERNATE #2:
- Add Recycled Plastic Timber Boardwalk/Bridge and Associated Stabilized Stone Dust Paving and Stone Surfacing.
- ADD ALTERNATE #3:
- Add Bike Racks (4 Total), Stabilized Stone Dust Paving, and Associated Demolition including Tree Removal.

LEGEND

- Property Line

Limit of Work

Crushed Stone Surfacing

Stabilized Stone Dust Paving

Mulched Plant Beds

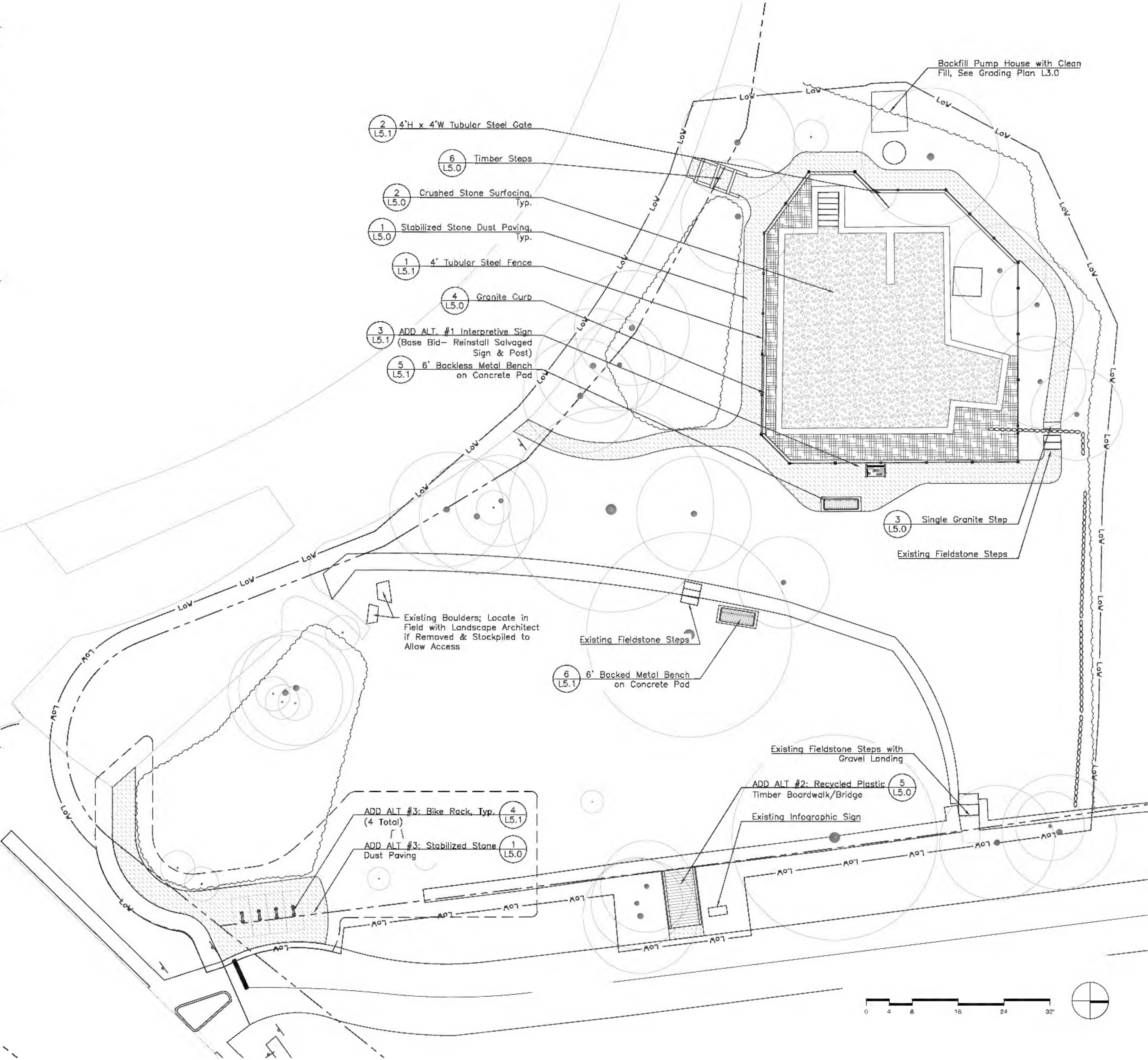
Infographic Sign

6' Backed Bench

6' Backless Bench

Bike Rack

Existing Tree

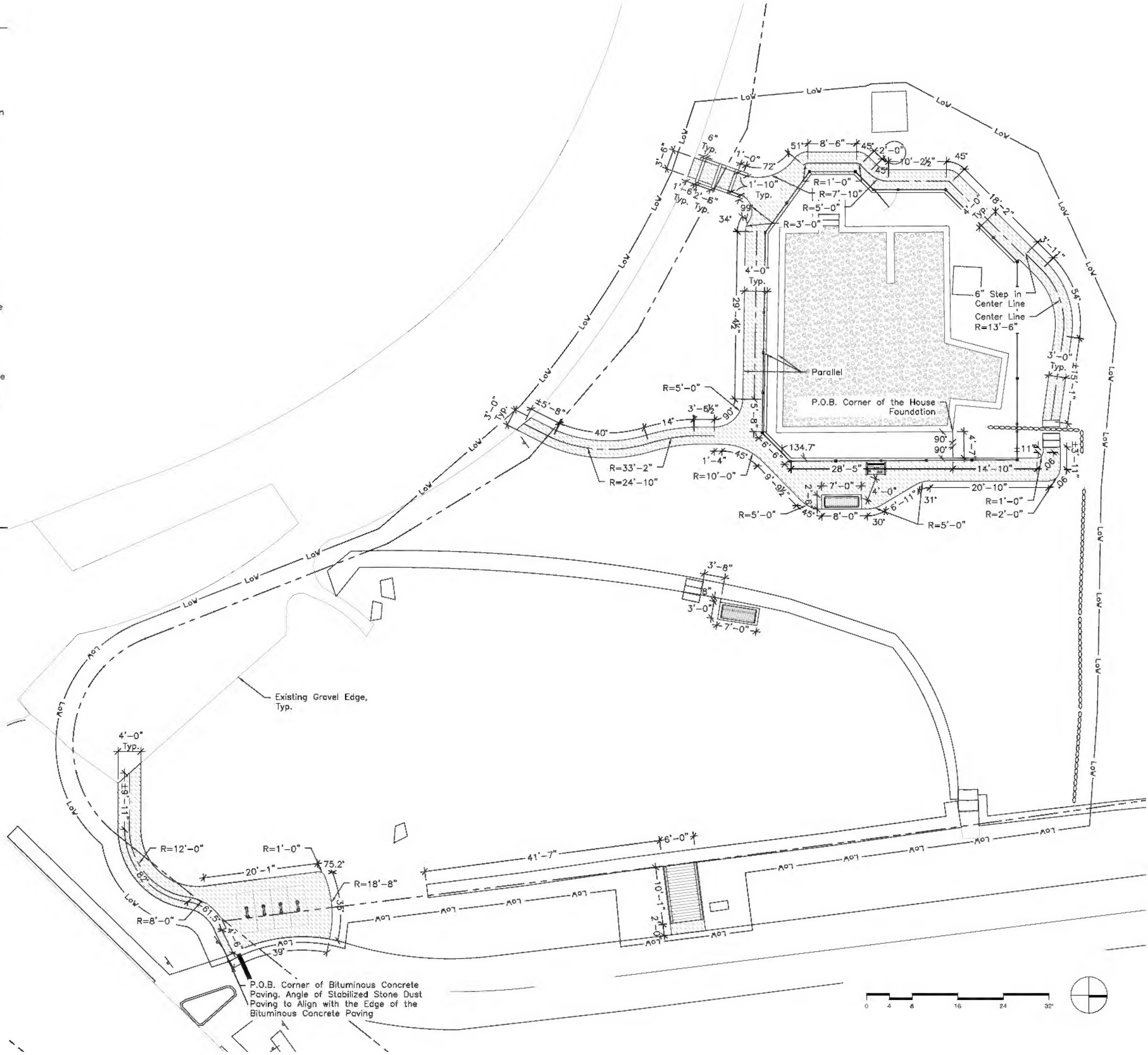


LAYOUT NOTES

- 1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures. Call DIG-SAFE.
- 2. Landscape Contractor shall verify all dimensions and elevations on the ground prior to commencement of construction, and shall immediately report any discrepancies to the Landscape Architect for clarification and resolution prior to commencement.
- 3. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
- 4. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
- 5. All layout shall be by the dimensions noted; do not scale directly from the plan. If clarification regarding a dimension or layout order is required, the Contractor shall contact the Landscape Architect.
- 6. Dimensions marked with "±" and/or "(Confirm)" are intended for confirmation of conformance to the expected conditions and (where applicable) that acceptable slopes and clearances are provided. Once layout has been established using other dimensions, the Contractor shall verify these dimensions (to within a tolerance of 1/2") and report any discrepancy to the Landscape Architect for acceptance or instruction regarding adjustment. These dimensions should not be used to lay out elements.
- 7. Where not otherwise indicated, all dimensions are to the faces of curbs and walls and to the centerlines of items shown. Layout Dimensions are measured parallel or perpendicular to guidelines, centerlines, and features unless otherwise indicated.

LEGEND

- Property Line
- LoW Limit of Work
- P.O.B Point of Beginning
- Crushed Stone Surfacing
- Stabilized Stone Dust Paving



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MARBLE FARM PARK
Maynard, MA
LAYOUT PLAN - PAVING

DATE: 03-09-2022
SCALE: 1/8" = 1' - 0"
FILE: 2020-3.0-Layout.dwg
DWN BY: JAW
CKD BY: DJC
PROJ. #: 2020



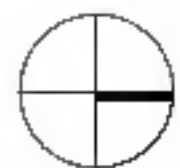
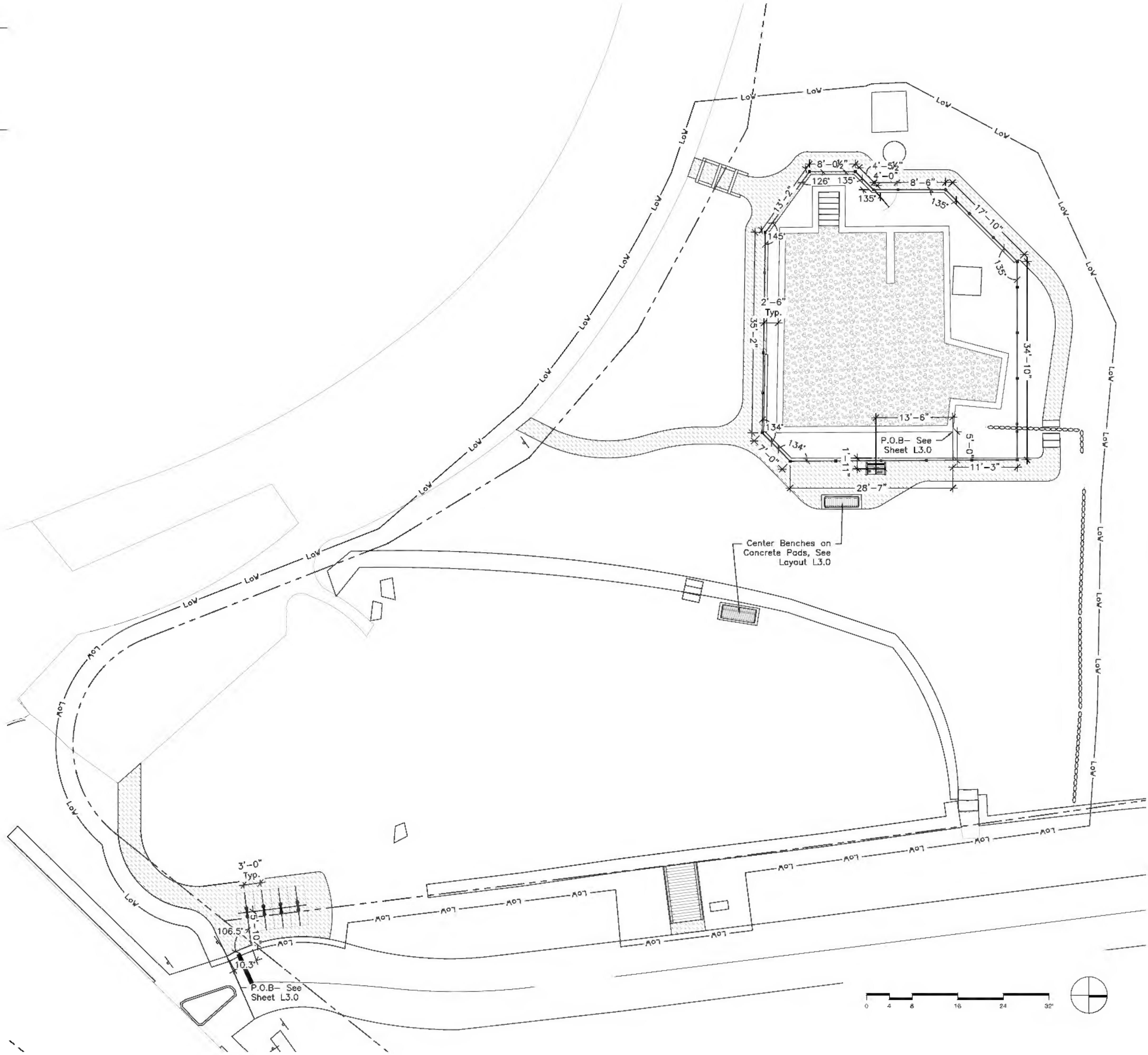
L3.0

LAYOUT NOTES

1. For Layout Notes see Sheet L3.0

LEGEND

- Property Line
- Limit of Work
- Point of Beginning
- Crushed Stone Surfacing
- Stabilized Stone Dust Paving



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MARBLE FARM PARK
Maynard, MA
LAYOUT PLAN - FURNITURE AND FENCE

DATE: 03-09-2022
SCALE: 1/8" = 1' - 0"
FILE: 2020-3.0-Layout.dwg
DWN BY: JAW
CKD BY: DJC
PROJ. #: 2020



L3.1

GRADING NOTES

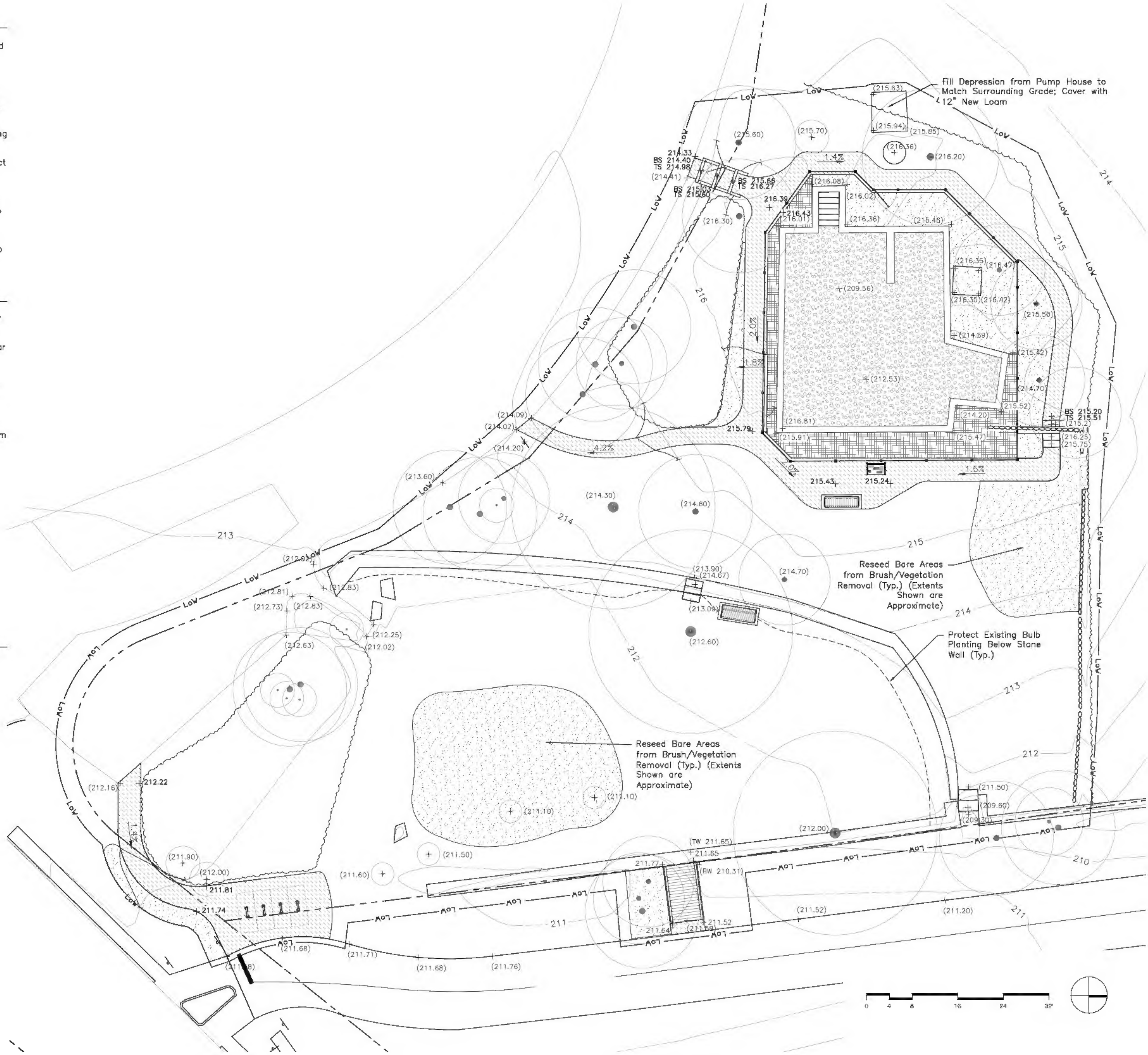
- 1. The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-drainage structures. Call DIG SAFE (888.344.7233).
- 2. Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and furniture.
- 3. All transitions to existing grades to be smooth and gradual. 1.8% max. cross-slopes and 4.8% max. running slope on all paths.
- 4. Verify existing grades in field. Notify Landscape Architect of any discrepancies or conflicts.
- 5. Contractor shall notify Landscape Architect if any proposed conditions exceed 4.8% slope and 1.8% cross slope once subbase materials are installed and prior to installing finish material.
- 6. Any area outside the Limit of Work Line which is disturbed shall be restored to previous conditions at no cost to the owner.

PLANTING NOTES

- 1. The Landscape Contractor shall protect all utilities prior to starting construction.
- 2. The Contractor shall guarantee seeded lawn for one year following final acceptance. See Specifications for conditions of final acceptance.
- 3. All lawn to be seed. Add topsoil so that all lawns have a minimum 6" depth of topsoil. See Specs for requirements.
- 4. The Contractor shall reseed any lawn disturbed during construction. Rototill compacted areas and add new loam as needed.

LEGEND

- Property Line
- LoW Limit of Work
- Existing Contours
- Proposed Contours
- Existing Spot Grade
- Proposed Spot Grade
- Crushed Stone Surfacing
- Stabilized Stone Dust Paving
- Mulched Plant Beds
- Seeded Lawn
- Existing Tree

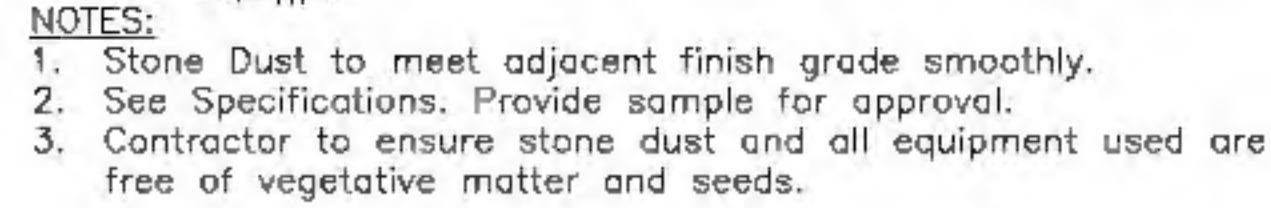


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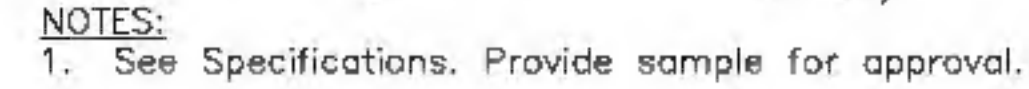
MARBLE FARM PARK
Maynard, MA
GRADING AND PLANTING PLAN

DATE: 03-09-2022
SCALE: 1/8" = 1' - 0"
FILE: 2004-10-Grading and Planting.dwg
DWN BY: JAW
CKD BY: DJC
PROJ. #: 2020





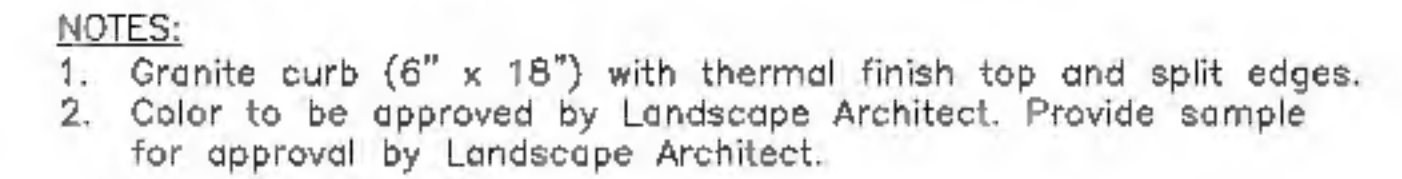
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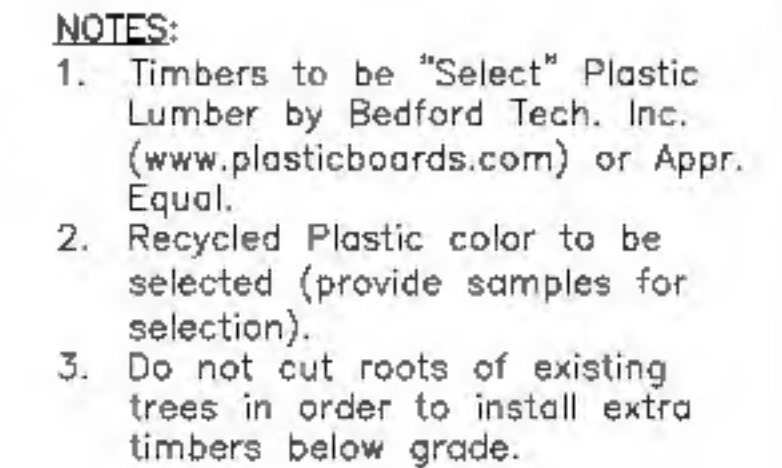
Scale: 1"=1'-0"



Scale: $1\frac{1}{2}" = 1'-0"$



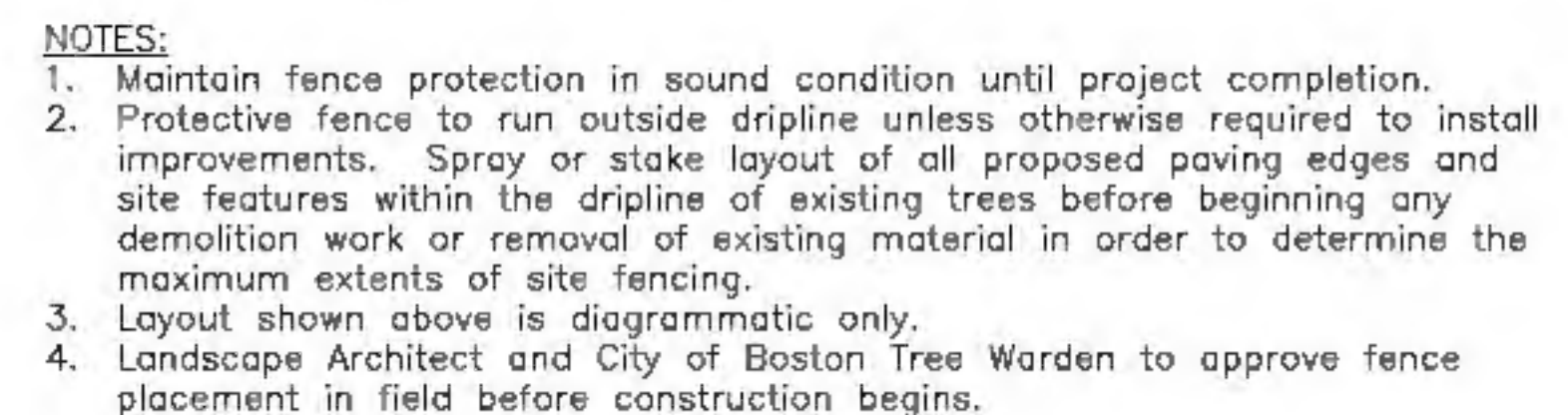
4 Scale: 1" = 1'-0"



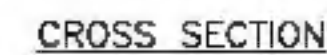
Scale: 1" = 1'-0"



Scale: 1" = 1'-0"

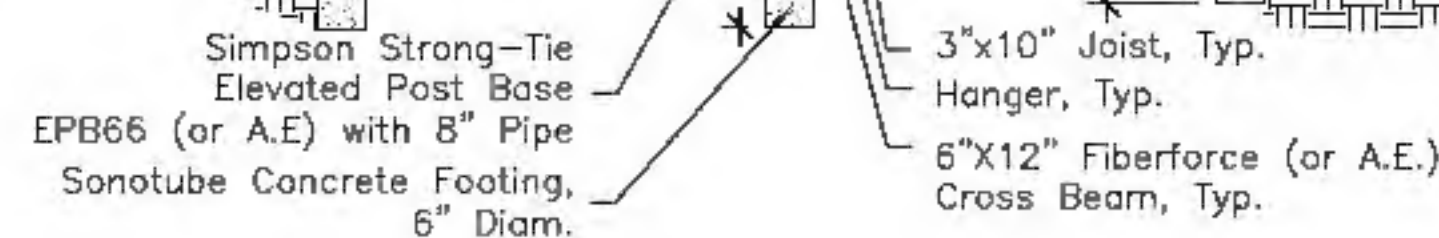
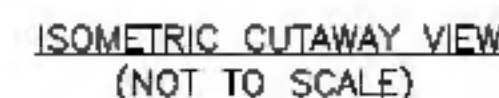


Scale: $\frac{1}{2}'' = 1'-0''$

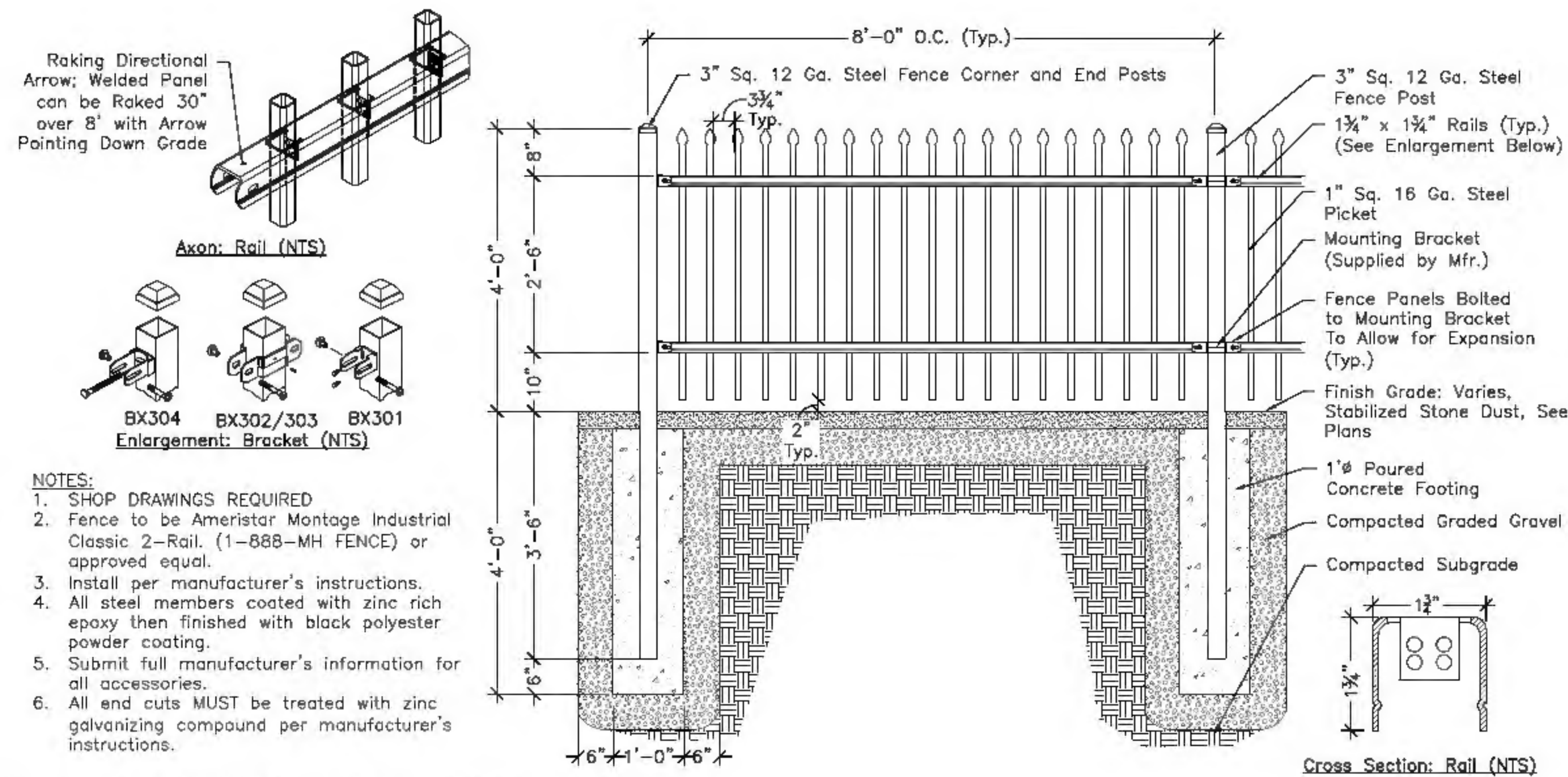


NOTES:

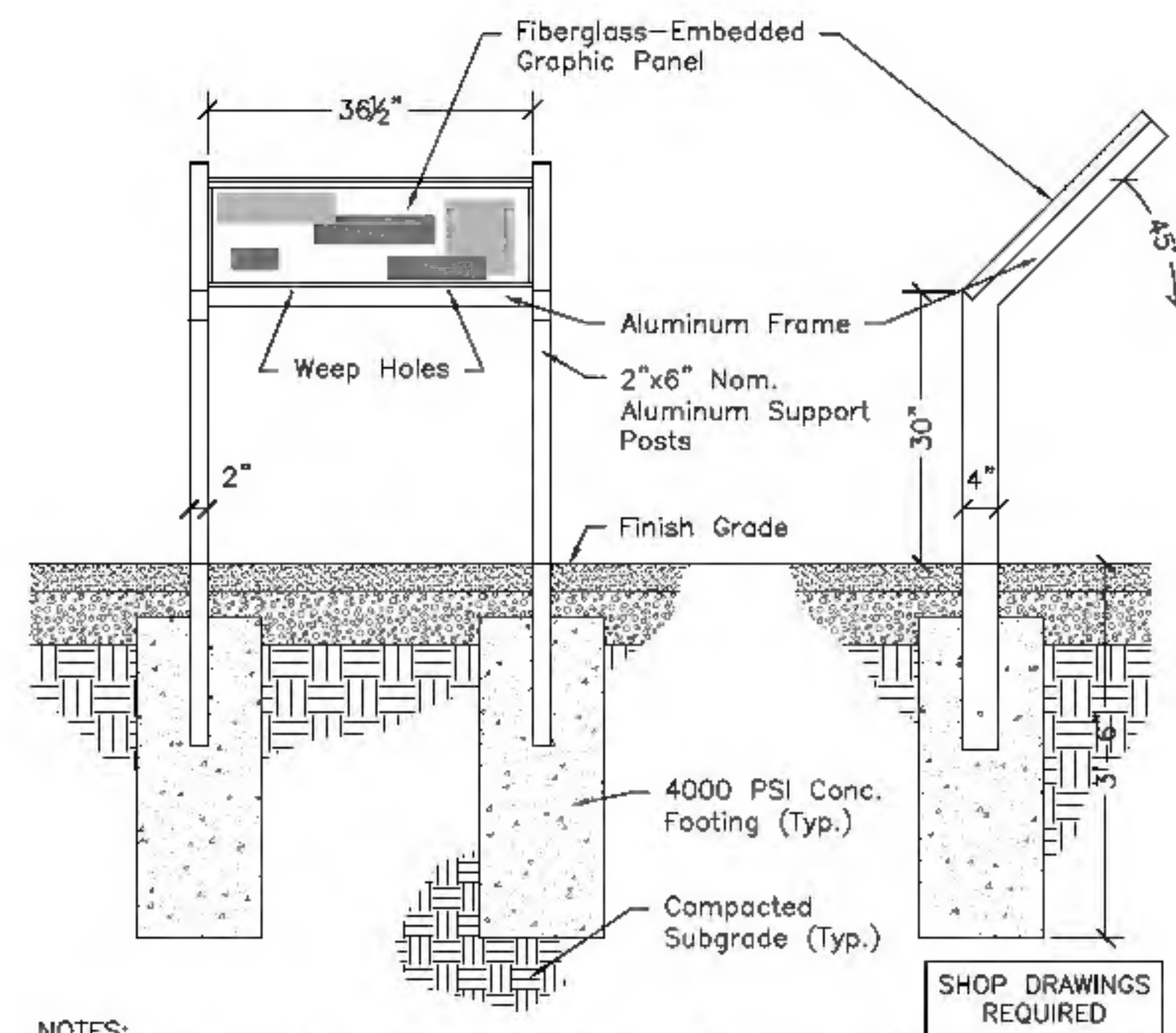
1. "Select (or A.E.)" members shall be HDPE Recycled Plastic Lumber with at least 85% recycled content, "Select" by Bedford Technology, 2424 Armour Road, PO Box 609, Worthington, MN 56187-0609, Phone (507) 372-5558, or Approved Equal. Boardwalk designed to accommodate 75 PSF Live Load. Decking to have Simulated Wood Grain Top Surface.
2. "Fiberforce (or A.E.)" members shall be HDPE Structural-Grade Recycled Plastic Lumber with at least 85% recycled content and added fiberglass strands for increased stiffness, "Fiberforce" by Bedford Technology or Approved Equal.
3. Color for all members to be "Mink" by Bedford Technology or Approved Equal.



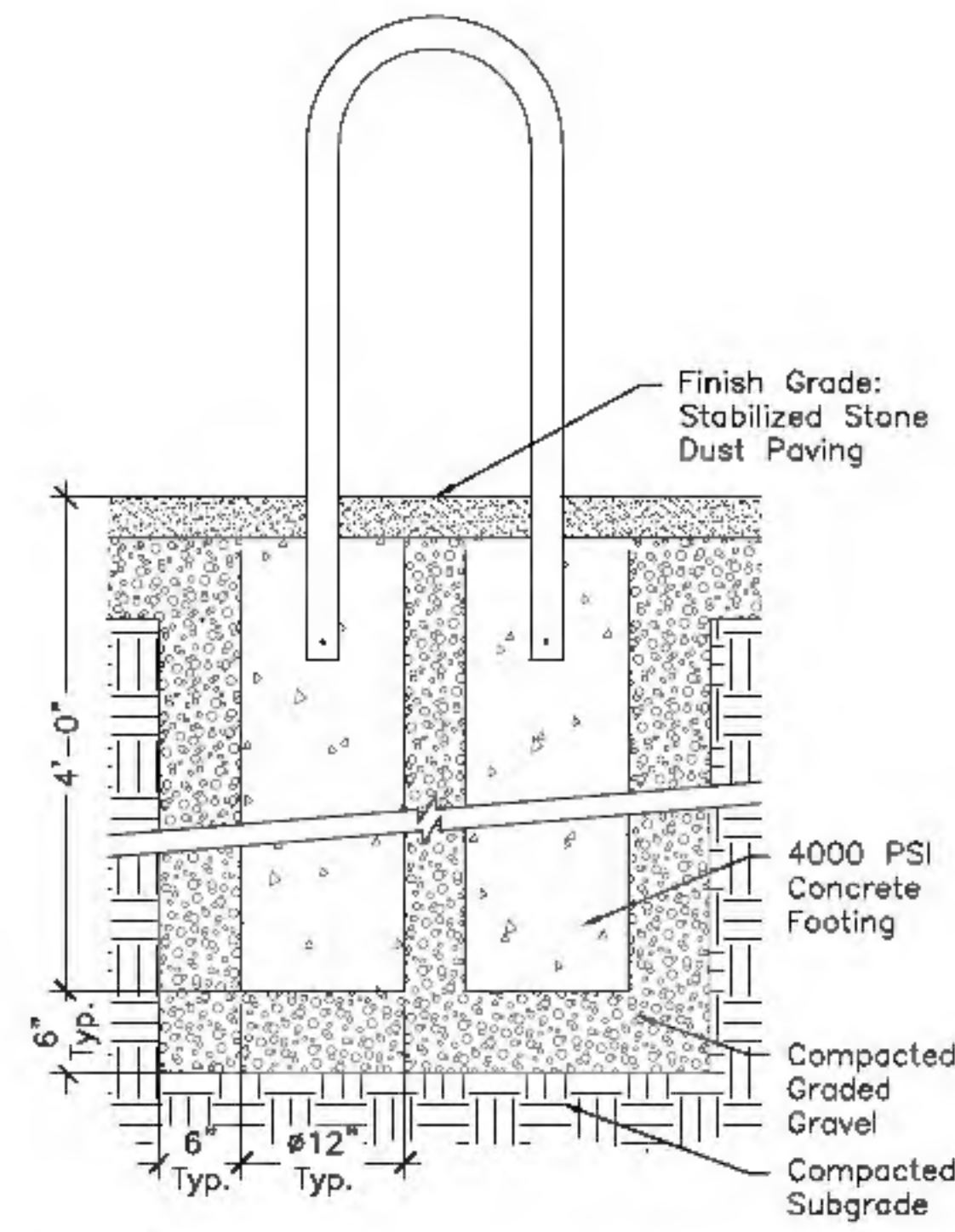
5 Scale: $\frac{1}{8}" = 1'-0"$



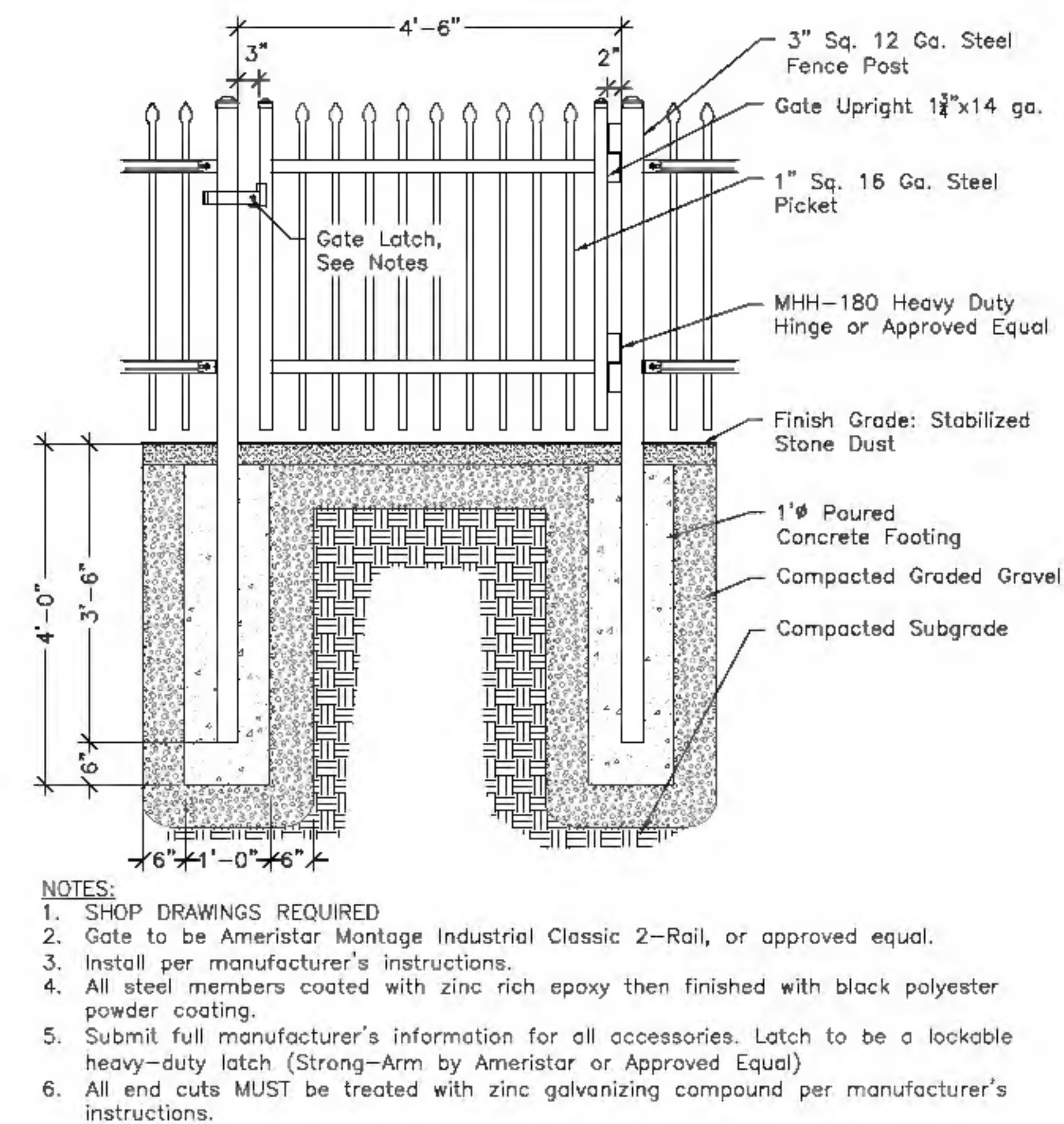
1 4 FT. HIGH TUBULAR STEEL FENCE
Scale: 3/4" = 1'-0"



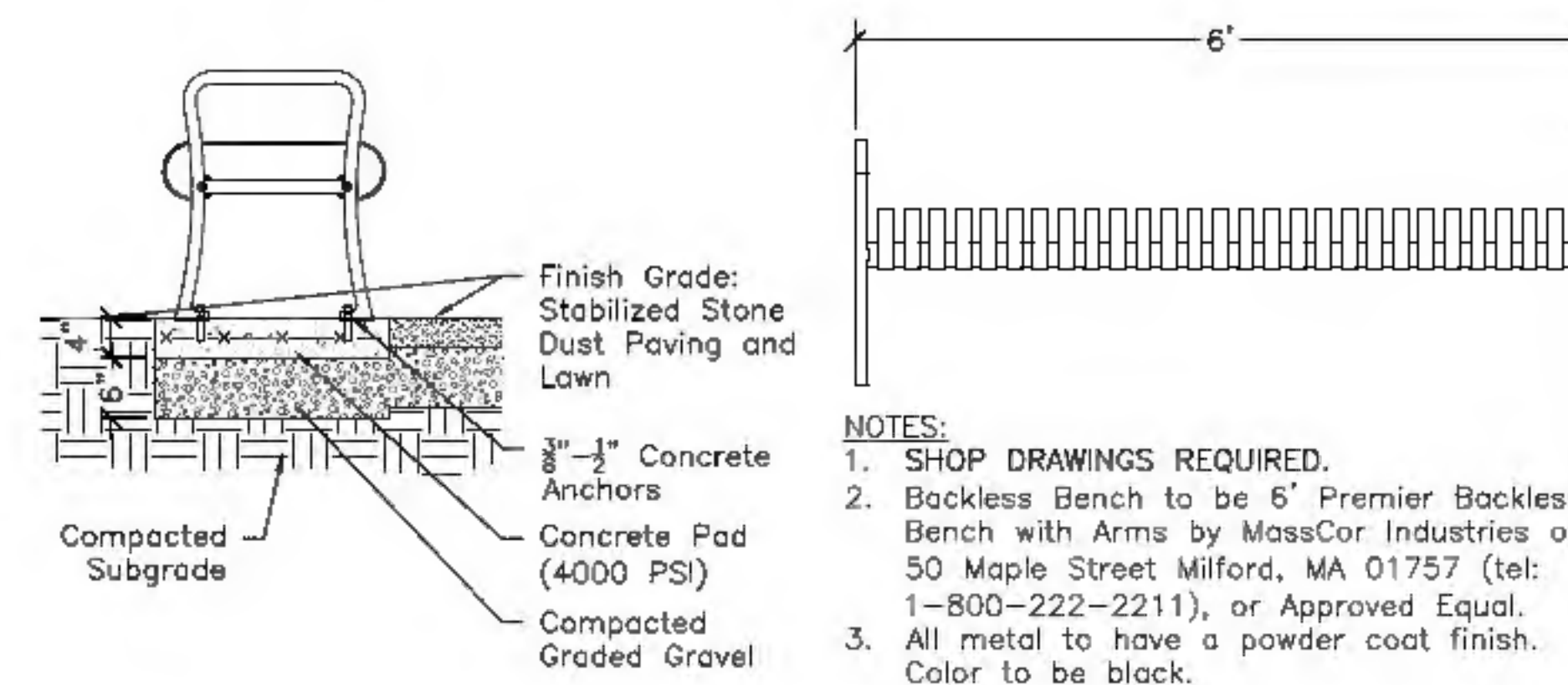
3 ADD ALT #1 INTERPRETIVE SIGN
Scale: 3/4" = 1'-0"



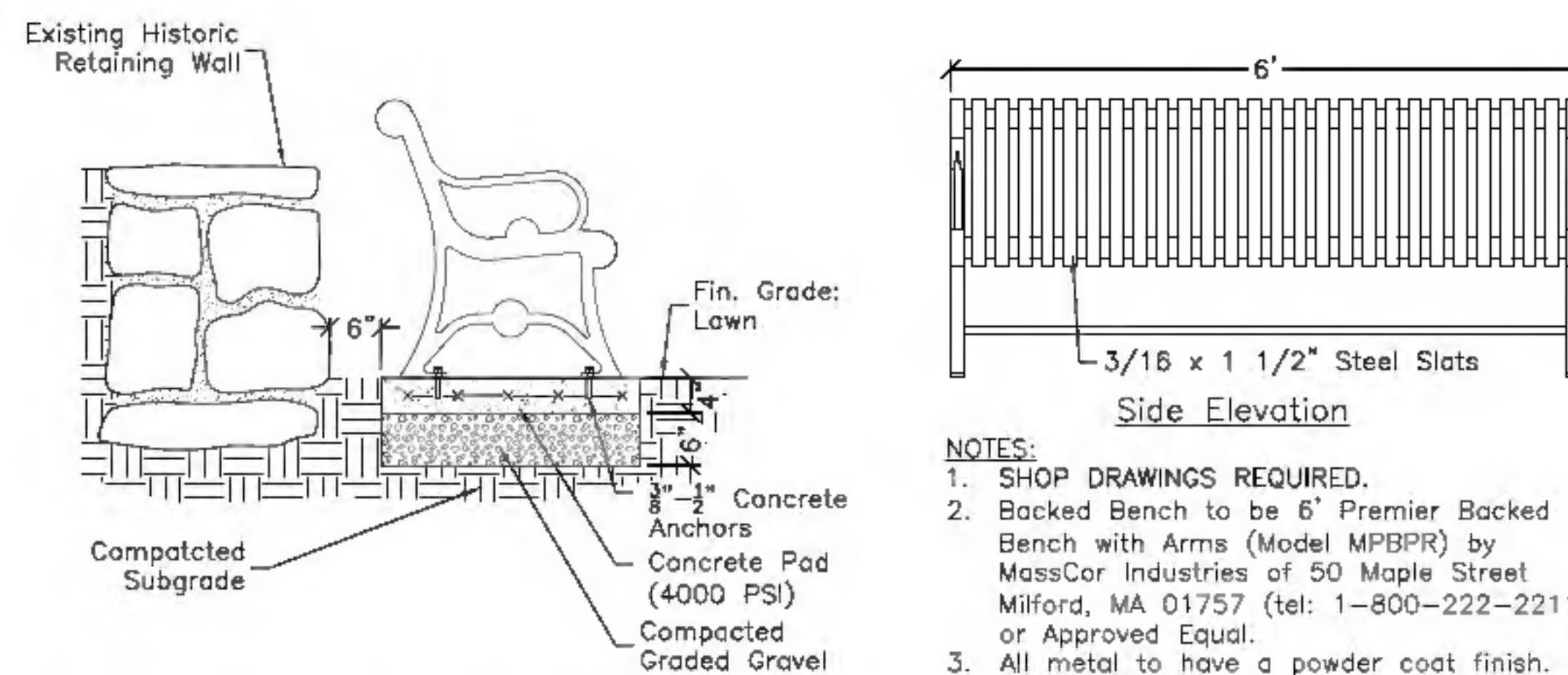
4 ADD ALT #3 BIKE RACK
Scale: 1" = 1'-0"



2 4 FT. HIGH TUBULAR STEEL GATE
Scale: 3/4" = 1'-0"



5 6' BACKLESS METAL BENCH
Scale: 3/4" = 1'-0"



6 6' BACKED METAL BENCH
Scale: 3/4" = 1'-0"